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March 14, 2001

TO: Members of the MAG Building Codes Committee

FROM: Leon Manuel, City of El Mirage, Chairman

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, March 21, 2001 - 2:00 p.m.
MAG Office, Suite 200, Saguaro Room
302 North 1st Avenue, Phoenix

A meeting of the MAG Building Codes Committee has been scheduled for the time and place noted above. MAG will dispense with the option of participating in the meeting via teleconference until the functionality of the speaker system is enhanced.

Please park in the garage under the Compass Bank Building. Bring your ticket to the meeting, parking will be validated. For those using transit, the Regional Public Transportation Authority will provide transit tickets for your trip. For those using bicycles, please lock your bicycle in the bike rack in the garage.

Please be advised that under procedures approved by the MAG Regional Council on June 26, 1996, all MAG committees need to have a quorum to conduct business. A quorum is a simple majority of the membership, or 13 people for the MAG Building Codes Committee. If you are unable to attend the meeting, please make arrangements for a proxy from your jurisdiction to represent you.

If you have any questions or need additional information, please contact me at (602) 438-2200 or Harry Wolfe at (602) 254-6300.

<u>TENTATIVE AGENDA</u>	<u>COMMITTEE ACTION REQUESTED</u>
1. <u>Call to Order</u>	
2. <u>Approval of February 21, 2001, Meeting Minutes</u>	2. Review and approve meeting minutes of February 21, 2001.

3. Call to the Public

An opportunity will be provided to members of the public and Committee to address the Building Codes Committee for items that are not included on the agenda.

4. Uniform Mechanical Code (UMC) Roof Access Provisions

At the November 1, 2000 MAG Building Codes Committee meeting, an interpretation of the Uniform Mechanical Code (UMC) Roof Access provisions was requested and referred to the Building Inspectors/Plans Examiners Forum. In January 2001, the Building Inspector/Plans Examiner Forum recommended an interpretation which was discussed by the MAG Building Codes Committee at its meeting of February 21, 2001. It was recommended that the interpretation be returned to the Forum for refinement and then be brought back to the Committee. It is anticipated that an interpretation of the provision will be considered at the March meeting of MAG Building Codes Committee.

5. Update on Adoption of the 2000 Codes

A status report and discussion will take place regarding, the efforts of a working group of the Arizona Building Officials (AZBO) towards, the adoption of the proposed MAG 2000 International Building Code, the 2000 International Residential Code, the 2000 International Mechanical Code. Adoption of the 2000 International Codes by January 2002 reflect the efforts of MAG members to maintain uniformity throughout the valley and to adopt the latest available codes.

6. Establishment of a Standard for Adult Care Homes

At the February meeting of the MAG Building Codes Committee it was recommended that a

3. For information and discussion.

4. For information, discussion and possible recommendation.

5. For information, discussion and possible action.

6. For information, discussion and possible action.

standard for Adult Care Homes be established. The issue will be discussed and input from the Building Codes Committee solicited. Please see Attachment One.

7. Status Report on Initiatives on Establishing a Common Permitting Process

At the January 17, 2001 meeting of the MAG Building Codes Committee, a status report was provided on the results of the January 3, 2001 Smart Permitting Forum sponsored by the City of Phoenix. Eight initiatives recommended for consideration by the Forum were reviewed. MAG staff noted that some of the initiatives overlapped with the efforts of other MAG committees. MAG staff reported that a member of the MAG Telecommunications Advisory Group had recommended that the forum be enlarged to include rapidly growing cities such as Surprise and Gilbert. A status report will be provided.

8. Legislative Issues

A review of legislative issues will be undertaken.

9. MAG Building Codes Committee Standards Notebook

At the February 21, 2001 MAG Building Codes Committee meeting, MAG staff requested assistance in assembling a final MAG Building Codes Standards. It was recommended that an informal working group be established to provide direction to the project and would assist in gathering information necessary to finalize the notebook. Volunteers to serve on the working group were requested. On March 13, 2001 a working group convened and provided direction on how to proceed with the preparation of the Building Codes Committee notebook. It was recommended that copies of the notebook be distributed at the March meeting to members of the Building Codes Committee who did not already have a copy. After review, the MAG Building Codes committee would develop recommendations on what should be included in the notebook. The working group would then

7. For information and discussion.

8. For information, discussion and possible action.

9. For information, discussion and possible action.

begin to develop standard cover sheets for each of the sections in the notebook providing any necessary information and background. A status report will be provided. Please see Attachment Two.

10. Plumbing Code Commission

A status report on the State Plumbing Commission will be given.

11. Updated MAG Building Codes Committee Membership

An updated membership roster for the MAG Building Codes Committee is transmitted to you. If there are any changes to the list, please notify Harry Wolfe at (602) 254-6300 or e-mail him at hwolfe@mag.maricopa.gov. Please see Attachment Three.

12. Topics for Future Agendas

Potential topics for the next meeting will be discussed. The next meeting of the MAG Building Codes Committee is scheduled for Wednesday, April 19, 2001 at 2:00 p.m. at the MAG Office Building.

13. Adjournment

10. For information and discussion.

11. For information, discussion and possible action.

12. For information.

13. For information and discussion.

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

February 21, 2001
Maricopa Association of Governments Office
Saguaro Room
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Chairman, El Mirage	Armando Rivas, Paradise Valley
* Ken Sowers, Avondale	* Neil Burning, Peoria
Bob Lee, Cave Creek	Bob Goodhue, Phoenix
Alex Banachowski, Chandler	Tim Wegner, Queen Creek
* Patrick Davis, Fountain Hills	Tom Barrs for Dave Potter, Scottsdale
* Ralph Vasquez, Gila Bend	Forrest Fielder for John Guenther, Surprise
* JoRene Deveau Gila River Indian Community	* Michael Williams, Tempe
Ray Patten, Gilbert	* Mario Rochin, Tolleson
Deborah Mazoyer, Glendale	* Skip Blunt, Wickenburg
Steve Burger, Goodyear	* Steve Lawton, Youngtown
Chuck Ransom, Litchfield Park	Tom Ewers, Maricopa County
Tom Hedges, Mesa	Rus Brock, Home Builders Association

*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Michael Tibbett, Carefree	Joe Rivera, Glendale
Ben Cox, Gilbert	Greg Binder, Phoenix
	Harry Wolfe, MAG

1. Call to Order

The meeting was called to order at 2:05 p.m. by Chairman Leon Manuel.

2. Approval of Meeting Minutes of January 17, 2001

Chairman Leon Manuel asked if there were any comments on the minutes.

Steve Burger requested a correction on page 4 of the minutes, item #8, last line of the first paragraph. He said that Dave Nichols was from TRW not "TWB" as reported.

Harry Wolfe noted that Bill Griffith had called him to report that he had abstained on the vote for the 1999 National Electrical Code at the January meeting.

It was moved by Bob Goodhue, seconded by Ray Patten and unanimously recommended to approve the meeting minutes of January 17, 2001 as amended.

3. Call to the Public

Chairman Leon Manuel asked if there were any requests to address the MAG Building Codes Committee for non agenda items.

Steve Burger announced that the AZBO Spring Institute would be held April 9-13th at the Prescott Resort.

Bob Goodhue said that Phoenix has been observing failures in cast iron plumbing systems 15 years old. He asked if anyone else was experiencing a problem. Mr. Goodhue continued that he thought that the problem coincides with a change in the manufacturing process. There is no longer a coating to protect cast iron. Both the pipe and connection facility and mostly above ground.

Greg Binder indicated that a part of Phoenix's work with e-commerce is to initiate a smart permitting process.

Leon Manuel asked what happened with the builder that wanted to place permits on the Web. The issue was raised at the January meeting of the MAG Building Codes Committee. It was noted that the builder in question was Pulte homes. Bob Lee said that he never heard from them.

4. Uniform Mechanical Code (UMC) Roof Access Provisions

Leon Manuel reported that at the November 1, 2000 meeting of the MAG Building Codes Committee, the Mesa representative recommended that a standard for complying with the Uniform Mechanical Code (UMC) Roof Access provisions was needed and asked whether the matter should be forwarded to the Inspector/Plans Examiner Forum. It was noted that the Forum had already considered a standard and that the standard would be brought back to the Committee at a later date.

Ben Cox said that the forum could not reach agreement to allow less than two building extension devices. He asked for direction from the MAG Building Codes Committee on whether it should be two or less. There had been some concern about the safety implications of single ladder extension.

Tom Barrs said many jurisdictions use a single ladder extension but that the intent of the Code is unclear.

Bob Lee said that AZBO interpretation committee has set strict guidelines on what to look at. It doesn't seem like the single ladder meets the requirement. You need to have two.

Tom Hedges said that the State OSHA said they were satisfied with whatever was done. They were not concerned whether a single ladder extension or two. He said that if everyone adopts the ICodes it requires us to do something, but there are no criteria in the IMC.

There is a lot of sentiment that the UMC was written for safety considerations.

Bob Lee said he had a problem with one railing and that he preferred to have two. He stated that he thought the Code was specific on the matter and he never had a problem with enforcement.

Leon Manuel asked whether there was a requirement of one extension in the past UMC. Tom Barrs said that some have interpreted one, however, the code does indicate that two are required.. Bob Goodhue said that he didn't know if going from 2 to one meets the same intent. It might be considered a relaxation of the standard.

Tom Hedges said that one of the manufacturers of extension ladders said that the device is safer when the extension is in the center of the ladder. If you use two single devices, the risk in the field is that someone will only extend one.

Alex Banachowski said that Chandler asked whether an extendable railing was required in both sides of the ladder and he was told that it was required.

It was moved by Steve Burger, seconded by Chuck Ransom to modify the interpretation to require that railings be on both sides of the ladder.

Ray Patten asked why an interpretation is needed for something that is already in the Code.

Ben Cox said that it could be eliminated entirely and to go with the Code.

Tom Hedges reminded the Committee that the original question was whether these single devices meet the intent of the code. Maybe the interpretation says that a single extension is not acceptable.

Forrest Fielder pointed out that the IMC may change a number of things.

Ben Cox indicated that it appeared that the use of permanently installed railing on the roof at the opening or the use of a ladder extension device on each side of the railing was acceptable.

Tom Hedges said that the Building Codes Committee should give direction to the Forum to consider requiring rails on both sides and then let them come back with a recommendation on the matter.

Ben Cox wanted to know what other things the MAG Building Codes committee wanted the forum to address. He said the issue came up the other day about allowing the use of bundled cable to penetrate the back of the service panel without required connectors at the panel entrance. Technically that is in noncompliance, but it seems to be something we should look at. Another issue was the issue of treated plate (exterior/interior)

Steve burger said that the forum was doing a good job and it made the job of the Building Codes Committee officials easier.

5. Fair Housing Amendments and Applicability to the Building Codes

Leon Manuel reported that he examined revising the Building Code to be in conformance with FHA. In January the Committee considered adoption of Federal Housing standards or the 1997 UBC. He said that the

Management Committee sent the matter back to the Building Codes Committee. The Building Codes Committee came back with the CRHA. The CRHA document is a compilation of the Fair Housing that was left out of the Code.

Leon Manuel suggested that adoption of CRHA be deferred until the IBC was adopted. He also suggested that the review of CRHA be incorporated into the review of the IBC document.

Russ Brock said he assumed that we would be reviewing the I Codes and that the CRHA was a piece of that. Steve Burger responded that CRHA would become a part of the IBC in 2003.

It was moved by Bob Lee, seconded by Forrest Fielder and unanimously recommended that the Building Codes Committee review the 1997 UBC to make it compatible with CRHA and forward it to the AZBO Code Change Committee.

6. Update on Adoption of the 2000 Codes

It was noted that the next meeting of a working group of the Arizona Building Officials (AZBO) on Code changes would be on March 2, 2001. AZBO Code Change Committee will be looking at updates to the Codes in June. It was noted that they will be deferring action of the IPC subject to action by the State.

Harry Wolfe said that at the last meeting an issue of uniformity with the Fire Code was raised. Leon Manuel said that he talked with the Arizona fire Chiefs several months ago. He said that they were uncertain about how to proceed. He said that Metro Chiefs want to stay with the UFC because they are affiliated with NFPA.

7. 1999 National Electrical Code

Harry Wolfe explained that Mayor Rimsza had mailed out a letter to elected officials in the Valley encouraging them to adopt the 1999 National Electrical Code with five amendments. Leon Manuel reported that there was some consideration given to taking the 1999 NEC with the amendments to the Management Committee and Regional Council for adoption, but that he did not believe it was necessary. Such an action had never been done before and it would set a precedent.

8. Status Report on Initiatives on Establishing a Common Permitting Process

At the January 17, 2001 meeting of the MAG Building Codes Committee, a status report was provided on the results of the January 3, 2001 Smart Permitting Forum sponsored by the City of Phoenix. Eight initiatives recommended for consideration by the Forum were reviewed. MAG staff noted that some of the initiatives overlapped with the efforts of other MAG committees and several MAG projects. He indicated that he would inform these Committees about the Smart Permitting Forum initiatives. On January 26, 2001 MAG staff briefed the MAG Telecommunications Advisory Committee about the Smart Permitting Forum and provided them with copies of the initiatives proposed to be addressed. It was suggested by one of the representatives that forum participation be expanded to include additional local jurisdictions.

9. Legislative Issues

It was reported that HB 2407 was revised. The first draft was a delegation agreement, while the second draft merely states construction standards. It does away with consensus standards codes.

H.B. 2179 abolishes the Registrar of Contractors Office.

H.B. 2200 - if you have natural gas you cannot have LPG.

H.B. 2482 - revising the membership of the Plumbing Code Commission

Steve Burger noted that Senator Cirillo recommended against eliminating the 1994 State Plumbing Code.

10. MAG Building Codes Committee Standards Notebook

Harry Wolfe reported that in Fiscal Year 1999, MAG staff prepared a draft MAG Building Codes Committee Standards Notebook to serve as a source for standards adopted by the Committee, provide background on the standards and offer a means to distribute them to interested parties. He added that staffing and financial limitations during the subsequent fiscal years have interfered with the completion of the notebook.

Mr. Wolfe mentioned that for the MAG Fiscal Year 2002 Work Program beginning July 1, 2002, staff has proposed that the notebook be completed. To assist in completing the notebook, he said that MAG staff is looking to the formation of an advisory group made up of representatives of the MAG Building Codes Committee and/or their staff; and that the Advisory Committee would help develop a scope of work for the project and work with MAG staff to update the notebook. He also stated that MAG would also assign a staff member to facilitate the compilation of the notebook in a consistent format as well as its availability in electronic form. Members of the MAG Building Codes Committee were asked to consider serving on the advisory group.

11. Plumbing Code Commission

A status report on the State Plumbing Commission was given by Steve Burger. He said that Terry Vossler attended the last meeting and that nothing much happened. He said that he thought the next meeting of the GRC would be March 5, 2001.

12. Review of Outstanding Agenda Items

Leon Manuel reviewed outstanding agenda items and asked if there were interest in pursuing any of the items. Support was voiced for pursuing Child Day Care standards, while dropping the Shade structure standards, the HBAC accessibility standards and the Inspection Service Survey. Forrest Fielder recommended that a standard be developed for adult care homes for statewide use. He urged that language be developed that is consistent with the I Code and in the body of the code, not the Appendix.

13. Updated MAG Building Codes Committee Membership

Leon Manuel asked for any corrections to the updated membership roster for the MAG Building Codes Committee be forwarded to Harry Wolfe.

14. Topics for Future Agendas

Potential topics for the next meeting included: standards for adult care homes, the building codes committee notebook, and the roof access provisions of the Uniform Mechanical Code.

15. Adjournment

The meeting adjourned at 3:45 p.m.

ATTACHMENT ONE

DRAFT

ORDINANCE NO. XX-XX

AN ORDINANCE AMENDING THE UNIFORM BUILDING CODE TO ESTABLISH OCCUPANCY CLASSIFICATION R-5, FOR THE PURPOSE OF REGULATING ADULT CARE HOMES; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Surprise is experiencing an increasing number of applications for adult care facilities; and

WHEREAS, these facilities are in response to a need for more diverse housing opportunities for Surprise seniors; and

WHEREAS, the City's existing adopted construction codes do not contain provisions for these uses; and

WHEREAS, it is necessary for the City to provide construction standards to promote the health and safety of residents of these facilities; and

WHEREAS, meetings with facility operators and representatives of participating State agencies have substantiated the need for new regulatory provisions;

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, as follows:

SECTION 1: That the Surprise City Code, Title 15, Chapter 15.04, Sec. 15.04.010 is hereby amended by adding the following paragraphs to Section 310.1:

REQUIREMENTS FOR GROUP R, DIVISION 5 OCCUPANCIES

General

Section 310.1, Division 5.

(a) Purpose. The purpose of this division is to provide minimum standards of safety and accessibility for adult care homes.

(b) Scope.

1. General. The provisions of this division shall apply to buildings or portions thereof that are to be used for Group R, Division 5 occupancies.
2. Applicability of other provisions. Except as specifically required by this division, Group R, Division 5 occupancies shall meet all applicable provisions of this code. Group R-5 occupancies shall be accessible to persons with disabilities.

(c) Definitions. For the purpose of this division, certain terms are defined as follows:

GROUP R, DIVISION 5 OCCUPANCIES shall be defined as any residential group care facility which:

1. is licensed or required to be licensed as an assisted living home under ARS Title 9, Chapter 10, Article 7.A.1., to provide personal care or directed care services. And
2. accommodate no more than (10) residents, excluding staff and relatives of the owner of such facility.

RESIDENT shall be defined as an individual who is not a relative of the licensee and who lives in an assisted living home and receives supervisory care, directed care, or personal care services.

Sec. 310.2. Construction, Height, and Allowable Area

Sec. 310.2.1. General. Buildings or portions of buildings classified as Group R, Division 5 occupancies may be constructed of any materials allowed by this code, shall not exceed (2) stories in height nor be located above the second story in any building, and shall not exceed 2000 square feet in floor area above the first story except as provided in Section 505.

Sec. 310.2.2 Special Provisions. Group R, Division 5 occupancies having more than 2000 square feet of floor area above the first story shall be of not less than one-hour fire-resistive construction throughout.

Sec. 310.2.2.1 Mixed Occupancies. Group R, Division 5 occupancies shall be separated from other uses as provided in Table 3-B for R-3 occupancies, except as provided in Sec. 302.4 for R-3/U mixed occupancies.

Sec. 310.3 Location on Property. For fire-resistive protection of exterior walls and openings, as determined by location on property, see Sec. 503 for R-3 occupancies and Chapter 6.

Sec. 310.4. Access and Means of Egress Facilities.

Sec. 310.4.1 Accessibility. Group R, Division 5 occupancies shall be provided with at least (1) accessible route per Sec. 1106.2.

Sec. 310.4.2. Exits.

Sec. 310.4.2.1. Number of Exits. Every story, basement, or portion thereof shall have not less than (2) exits.

EXCEPTION: Basements and stories above the first floor containing no sleeping rooms used by residents may have (1) exit.

Sec. 310.4.2.2. Distance to Exits. The maximum travel distance from the center point of any room to an exterior exit door shall not exceed 75 feet.

Sec. 310.4.2.3. Emergency Exit Illumination. In the event of power failure, exit illumination shall be automatically provided from an emergency system powered by storage batteries or an onsite generator set installed in accordance with the National Electric Code.

Sec. 310.9. Smoke Detectors and Sprinkler Systems.

Sec. 310.9.1. Smoke Detectors. All habitable rooms and hallways in Group R, Division 5 occupancies shall be provided with smoke

detectors installed in accordance with Sec. 310.9.1.3. and Sec. 310.9.1.4.

Sec. 310.9.2. Sprinkler Systems. Group R, Division 5 occupancies shall be provided with a sprinkler system installed in accordance with NFPA 13D.

ORDINANCE NO. 00-XX

AN ORDINANCE OF CITY COUNCIL AMENDING THE SURPRISE MUNICIPAL CODE WITHIN PORTIONS OF TITLE 17, BY ADOPTING A NEW SECTION, 17.32.180, RESIDENTIAL SETTING CARE FACILITIES, BY AMENDING SUBSECTION 17.24.020, PRINCIPALLY PERMITTED USES, AND BY AMENDING SECTION 17.20.010 BY ADDING THE DEFINITION FOR RESIDENTIAL SETTING CARE FACILITY

WHEREAS, the zoning ordinance was enacted in 1986, at a time when the current trend of providing assisted living services in a single family residential setting was not anticipated; and

WHEREAS, it is necessary to update and modernize the zoning ordinance to provide regulations which are appropriate and necessary for circumstances within the City of Surprise; and

WHEREAS, the city is authorized to enact these zoning requirements by A.R.S. § 9-461.05, 9-462.01, 9-463-01 and other provisions of law;

NOW THEREFORE, BE IT ORDAINED BY THE SURPRISE CITY COUNCIL AS FOLLOWS:

Section 1. This ordinance is of a general and permanent nature and shall be codified.

Section 2. Subsection 17.24.020. A, a matrix of Principally permitted uses within single family zoning designations, is amended by adding the category below, which shall be a Principally permitted use within R1 -43, R1-18, R-8 and R1-5 zoning districts, and by adding the following text amendment as set forth below:

*“Residential Setting Care Facility,
as per Section 17.32.180”*

Section 3. Section 17.20.010, Definition of terms, is amended by adding the definition as set forth below:

“Residential Setting Care Facility” A residential care institution, other than a hospital or nursing care institution that is licensed by the Arizona Department of Health Services and located within a single family zoning district; such facility provides resident beds or residential units, supervisory care services, personal care services, directed care service or health related services for persons who do not need inpatient nursing care to not more than ten (10) residents.

Section 4. New Section 17.32.180, Residential Setting Care Facilities of Title 17, Zoning Ordinance is established as follows:

17.32.180 Residential Setting Care Facilities

A. A residential care institution, licensed by the Arizona Department of Health Services (ADHS) pursuant to A.R.S. §36-446.04, shall be considered a principally permitted use within any single family residential zoning district, or P.A.D. zoning district with an underlying single family residential zoning classification, provided that the requirements of this Article are met.

B. For purposes of this Article, a "Residential Setting Care Facility" shall apply to the following;

1. An "*Assisted Living Home*", as defined by A.R.S. § 36-401.
2. A "*Residential Care Institution*", as defined by A.R.S. § 36-401.
3. A "*Large Group Setting*", as defined by A.R.S. § 36-551.

C. This article shall not apply to ADHS licensed residential care institutions as defined within this subsection, such facilities shall be governed by the provisions within A.R.S. § 36-582, and any amendment thereto;

1. A "Residential Facility", as defined by A.R.S. § 36-581;
2. A "Group Home", as defined by A.R.S. § 36-551;
3. An "Adult Development Home", as defined by A.R.S. § 36-

551.

D Prior to operation, a residential setting care shall submit a certificate of registration to the Community Development Director prior to operation, registration submittal shall include:

1. A residential setting care facility registration form;
2. A map depicting the proposed location;
3. A site plan and floor plan showing:
 - a. Lot dimensions with required setbacks;
 - b. Square footage of existing home;
 - c. Number of rooms, indicating room dimensions and square footage and including proposed modifications of the structure;
 - d. Garages, carports, patios, pathways and sheds; and
 - e. Address, assessor parcel number, and name of owner.

E Approval: The Community Development Director shall grant the operation of a residential setting care facility under the following conditions:

1. Capacity: The number of residents, including resident staff, shall be limited by applicable State law, including any minimum square footage requirement per person, but in no event shall the number of residents, other than staff, exceed ten (10).

2. Location: A residential setting care facility with more than five (5) residents, but not exceeding ten (10) residents, shall not be located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another residential setting care facility that exceeds five (5) residents, a facility shall establish upon the certificate of registration that the number of residents either exceeds five (5), or is five (5) or fewer.

a. Location distance requirement shall be applicable to any residential setting care facility that submits a certificate of registration after the date in which this ordinance is enacted.

3. Signage: The residential setting care facility shall have no identification from a public street by signage, graphics, display, or other visual means, except for signage otherwise permitted under section 15.24.170 of the Surprise Municipal Code.

4. State licensure: The residential setting care facility shall be licensed or certified by the State pursuant to A.R.S. § 36-446.04 and evidence thereof satisfactory to the Director shall be on file with the Community Development Department.

5. Life Safety Building Improvements: Any single family residential unit utilized as a residential setting care facility shall be fully improved pursuant to state law and in accordance with provisions of Section 15.04.010 of the Surprise Municipal Code to ensure the health, safety and welfare of the residents.

a. Improvements required by Section 15.04.010 shall be completed prior to care facility occupation and operations.

F. In the event that the Department of Health Services, or any other state agency with such authority, revokes or terminates a license to provider of such home care service, than the certificate of registration filed with the City shall be considered invalid as of the date of license revocation or termination.

H. No residential setting care facility shall house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.

I Provisions of this Article are intended to comply with all State and Federal law, in the event that any provision of this Article is in conflict with State or Federal law, such regulations shall apply, and preempt any conflicting condition listed herein.

ATTACHMENT TWO

Draft MAG Building Codes Standards Notebook

The Draft MAG Building Codes Standards Notebook was distributed in October 1997 to members of the MAG Building Codes Committee. Because of a shortage of staff time, the notebook has never been finalized. It is our intent to finalize the notebook during the coming Fiscal Year beginning July 1, 2001 and then to keep it updated on a regular basis.

Identified on the next page is the Table of Contents for the notebook which reflects standards adopted as of 6/13/96. Standards that have been adopted by the Building Codes Committee subsequently to that date are listed on the page that follows (please advise if there are any standards that have been omitted). At the April meeting of the MAG Building Codes Committee we will discuss which standards should be included in the notebook

Draft MAG Building Codes Standards Notebook
Adopted Standards as of 6/13/96
Table of Contents

UNIFORM BUILDING CODE

1. **CHAPTER 15 ROOFS AND ROOF STRUCTURES**
Section 1505.3 Attic Ventilation
2. **CHAPTER 17 STRUCTURAL TESTS and INSPECTIONS**
Section 1701 - Special Inspection Program
3. **CHAPTER 21 MASONRY**
Adobe Amendments (1982 U BC Section 2405, Rev. 7/84)
Masonry Wall Reinforcement Details and Roof Tie Down Details
4. **CHAPTER 23 WOOD**
Wood Truss Standards
5. **CHAPTER 24 GLASS AND GLAZING**
Section 2406.4 Item 9.2 - Safety Glazing Next to Swimming Pools
6. **CHAPTER 25 GYPSUM BOARD AND PLASTER**
7. **CHAPTER 47 WALL AND CEILING COVERINGS**
One Coat Stucco Compliance Program
8. **APPENDIX CHAPTER 3 USE or OCCUPANCY**
Division V - Supportive Residential Living Centers (6/96)
9. **APPENDIX CHAPTER 12 INTERIOR ENVIRONMENT**
Division II - Sound Transmission Control

UNIFORM MECHANICAL CODE

1. 1994 Uniform Mechanical Code (ICBO) Amendments

UNIFORM PLUMBING CODE

1. 1994 Uniform Plumbing Code (IAMPO) Amendments
2. Low Flow Plumbing Fixture Standards
3. Roof Drainage (9/85)

NATIONAL ELECTRICAL CODE

1. 1993 National Electrical Code Amendments

**MAG Building Codes Committee Adopted Standards Subsequent to 6/13/96
(Potential Additions to the Notebook)**

<u>Date of Adoption</u>	<u>Description of Standard</u>
October 22, 1997	Model Fireplace Standard
April 22, 1998	1996 National Electrical Code with amendments
February 17, 1999	Standard for Strawbale House Construction
April 19, 2000	Marking of Trusses Standard
January 17, 2001	1999 National Electrical Code with amendments

ATTACHMENT THREE
MAG BUILDING CODES COMMITTEE - CONTACT LIST (March 2001)

Name	Representing	Telephone #	FAX No.	E-Mail Address
Leon Manuel	El Mirage	602-438-2200	(602) 431-9562	lmanuel@stantec.com
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Bob Lee	Cave Creek	480-488-1414x132	480-488-2263	blee@cavecreek.org
Alex Banachowski	Chandler	480-782-3109	480-782-3110	a_banachowski@hotmail.com
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Chuck Ransom	Litchfield Park	623-935-1066	623-935-5427	building@litchfield-park.org
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